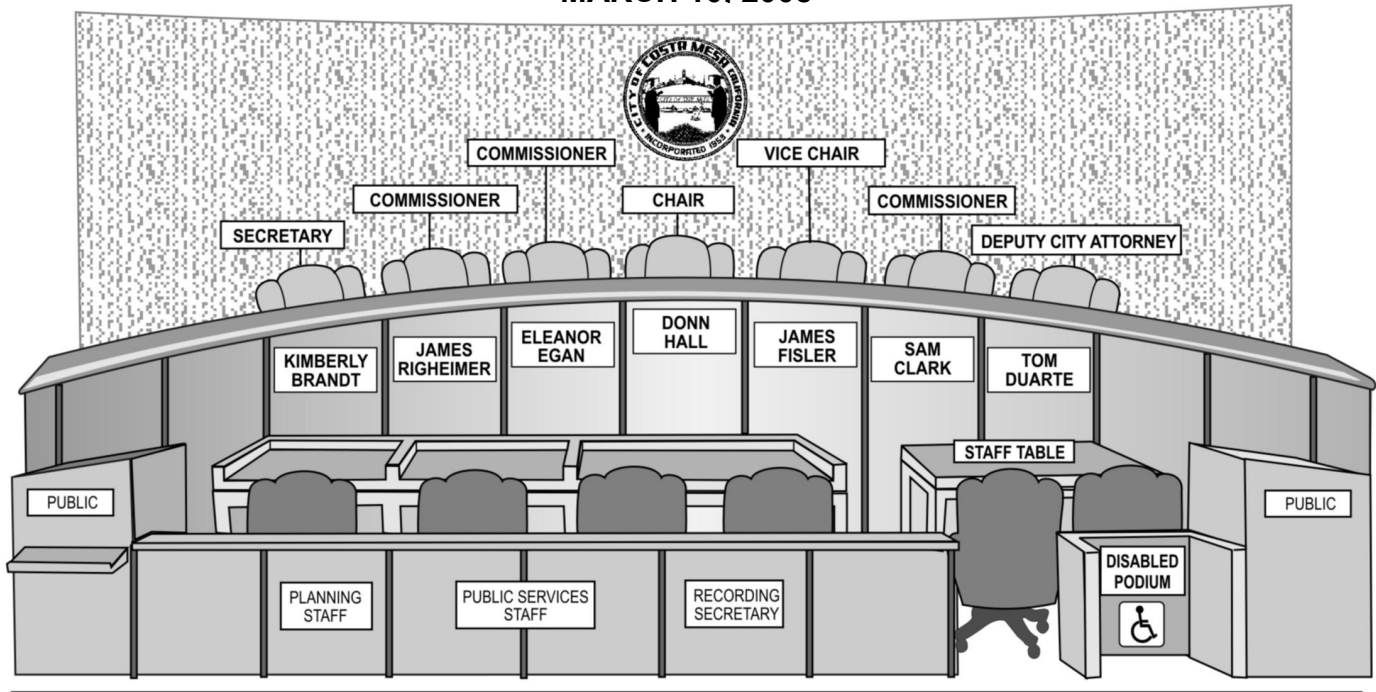


Planning Commission Agenda

Meeting Begins At 6:30 p.m.

MARCH 10, 2008



WELCOME TO THE COSTA MESA PLANNING COMMISSION

The following paragraphs provide some background information concerning the Commission and meeting procedures.

Planning Commission Meetings

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:30 p.m. in the Council Chambers at City Hall, 77 Fair Drive. All Planning Commission meetings are open to the public.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (714) 754-5245.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in the Conference Room 1A. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items. A maximum overall time of ten (10) minutes will be permitted for public comments. The agenda for the study session is the same as the agenda for the regular meeting. Note that no action may be taken by the Planning Commission prior to the 6:30 p.m. meeting.

Agenda Reports

Written reports are available for all items on this agenda. Reports may be obtained in the office of the Development Services Department, Planning Division, on the second floor of City Hall, 77 Fair Drive, Costa Mesa or on the City's web site at ci.costamesa.ca.us. For further information regarding items on this agenda, including results of Planning Commission action, please call (714) 754-5245. Agenda-related written communications or documents provided to a majority of the Planning Commission after distribution of the Planning Commission Agenda Packet are available for public review in 3-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council Chambers entrance during the meeting.

Any written communications or documents provided to the Planning Commission by a member of the public regarding any item on this agenda during the meeting will be made available for public review on the following business day at the Planning Division Counter at City Hall located on the second floor.

Planning Commission Membership

The Planning Commission consists of five members appointed by the City Council. The Commissioners are residents of Costa Mesa and are appointed for four-year terms. The Chair and the Vice-Chair are elected by the Planning Commission to serve two-year terms.

Planning Commission Authority

The Planning Commission functions as an advisory body to the City Council on issues related to the long-term growth and development of the community. In this regard the Planning Commission holds public hearings and provides recommendations to the Council on requests for general plan amendments, rezones, specific plans, environmental impact reports and amendments to the City's Zoning Ordinance. The Commission also acts as an advisory body to the Redevelopment Agency for projects located in the Redevelopment Area.

The Planning Commission has authority to take final action on a variety of Planning Applications, including conditional use permits, variances, planned development projects, and tentative tract and parcel maps. Commission action on these items becomes final in seven days unless appealed to the City Council.

Public Hearing Process

For each agenda item, the Planning Staff will present a brief description of the request and a recommendation for Planning Commission action. The Commissioners will then have the opportunity to question staff. The applicant or authorized agent will then be invited to make a presentation and to respond to any questions from the Commission. Members of the audience wishing to speak in favor or in opposition, will then be invited by the Chair to provide testimony. At the conclusion of the public testimony, the Chair will close the public hearing and the Commission will discuss and take action on the request. No additional testimony can be given after the public hearing is closed.

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers; to speak into the microphone, and state their name and address for the record. To ensure accuracy of the record, speakers are also asked to complete a Registration Card and to give this card to the Recording Secretary prior to leaving the Chambers.

The Planning Commission is eager to hear all persons wishing to give testimony. Therefore, the Commission respectfully requests that all speakers limit their comments to the item under consideration and that each new speaker add new information and not repeat points which previous speakers have made. The Chair may establish time limits on individual speakers for those items for which a large number of people are anticipated to provide testimony.

Members of the audience who wish to speak on any item NOT on the agenda will be invited to come forward during the "Public Comments" portion of the agenda.

Appeal Procedure

Unless otherwise indicated on the agenda, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or rehearings are available in the Planning Division and in the City Clerk's office. For further information, please call (714) 754-5245.

E-mail Address

You may e-mail comments to the Planning Commission at PlanningCommission@ci.costa-mesa.ca.us.

List of Acronyms

Please see last page of agenda.



PLANNING COMMISSION MEETING OF MONDAY - MARCH 10, 2008 AT 6:30 P.M. AGENDA

I. PLEDGE OF ALLEGIANCE TO THE FLAG.

- II. **ROLL CALL:** Chair: Donn Hall
Vice Chair: James Fisler
Commissioners: Sam Clark, Eleanor Egan, and James Righeimer

III. **MINUTES:** Minutes for the meetings of February 11, 2008 and February 25, 2008

IV. **PUBLIC COMMENTS:**

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission.

V. **PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

- (a) Chair Donn Hall
- (b) Vice Chair James Fisler
- (c) Commissioner Sam Clark
- (d) Commissioner Eleanor Egan
- (e) Commissioner James Righeimer

VI. **CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Chair, state their name, city in which they reside, and item number to be addressed.

1. [2007 Annual Review of City of Costa Mesa's General Plan](#) Receive and file.
2. [Vacation of excess right-of-way associated with a portion of Alley No. 62](#), located between Orange Avenue and Newport Boulevard. Approve by adoption of Planning Commission resolution.

VII. PUBLIC HEARINGS:

1. [Appeal of Zoning Application ZA-07-71](#), for Leigh Knudson and Donald Parsons, for a minor conditional use permit for outdoor storage including shipping containers and miscellaneous items, and to allow a mobile home to be used as storage, located at 717-719 Ohms Way, in an MG zone. Environmental determination: exempt.

Uphold, reverse, or modify Zoning Administrator's decision by adoption of Planning Commission resolution, subject to conditions.
2. [Review of Zoning Approval of BC07-00495](#), of a second-floor addition to a single-family residence, located at 1019 Cheyenne Street, in an R1 zone. Environmental determination: exempt.

Uphold, reverse, or modify Planning staff's decision by adoption of Planning Commission resolution.
3. [Planning Application PA-07-45](#), for William Munce, authorized agent for Vera Hughes, for a conditional use permit to enclose an existing 300 sq. ft. outdoor patio to be used for smoking only (no serving or seating) for an existing bar/lounge (Detroit Bar) located within 200 feet of a residential zone, with a minor conditional use permit to deviate from shared parking requirements based on unusual operating characteristics, located at 843 W. 19th Street, in a C1 zone. Environmental determination: exempt.

Approve by adoption of Planning Commission resolution, subject to conditions.
4. [Planning Application PA-07-53](#), for John Steed, for a design review for a three-unit common interest development with variances for parkway landscaping (5 ft. house side, 10 ft. combined required; 0 ft. house side/0 ft. to 4 ft. combined proposed) and vehicle back-out distance (25 ft. required; 21 ft. proposed), a minor modification for a 10-ft. wide common driveway (16 ft. required), and a minor design review for second-to-first ratios exceeding the recommended 80% (105% and 122% proposed) and for 5 ft. left side setback (10 ft. average recommended), located at 257 16th Place, in an R3 zone. Environmental determination: exempt.

Deny by adoption of Planning Commission resolution.
5. [Parcel Map PM-07-237](#), for Dave Woolley, authorized agent for Keith and Donna Ray, for a tentative parcel map to facilitate a two-

Approve by adoption of Planning Commission resolution, subject to conditions.

unit, two-story detached residential common interest development, approved under PA-06-60, located at 224 Knox Street, in an R2-MD zone. Environmental determination: exempt.

VIII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.

IX. REPORT OF THE CITY ATTORNEY'S OFFICE.

X. ADJOURNMENT TO THE MEETING OF MONDAY, MARCH 24, 2008.